

ABUTTERS LIST

TAX MAP 188, LOT A-2 DOWN EAST HOLDINGS, LLC 1036 US ROUTE 1, STE F5 PMB 145 JUPITER, FL 33477 C.C.R.D. BOOK 4522, PAGE 23608	TAX MAP 194, LOT C-22 KTS MANAGEMENT 1385 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 188, LOT C-1 MOULAY M. IBOURK 1363 CONGRESS ST. #1 PORTLAND, ME 04102 C.C.R.D. BOOK 24189, PAGE 137	TAX MAP 194, LOT C-23 ORLANDO D. LANCIA WVI VET & ANTHONY PALMERINO 1393A CONGRESS ST. PORTLAND, ME 04102
TAX MAP 188, LOT C-2, C-3 & C-4 JILL F. GAZIANO 116 WALLACE AVE SOUTH PORTLAND, ME 04106 C.C.R.D. BOOK 64716, PAGE 11002	TAX MAP 194, LOT C-24 RICHARD PITRE & ROSEMARY A. 1399 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT B-6 & B-7 SOPHY & MANG SENG JTS 18 WESTLAND AVE PORTLAND, ME 04102 C.C.R.D. BOOK 12311, PAGE 254	TAX MAP 194, LOT C-25 GROUNDHOG CHASING, LLC 16 PLYMOUTH ROAD SACO, ME 04072
TAX MAP 197, LOT B-9 1440 CONGRESS ST. LLC BROADDOVE LANE OWLS HEAD, ME 04854 C.C.R.D. BOOK 15041, PAGE 259	TAX MAP 194, LOT C-26 EDMUND MUSTEKIS 1429 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT B-17 BARRIAN, INC. 1424 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 6692, PAGE 84	TAX MAP 194, LOT C-27 AMES IRELAND PARTNERSHIP 347 MAIN ST. GORHAM, ME 04038 C.C.R.D. BOOK 15835, PAGE 82
TAX MAP 197, LOT A-7 BOKEKELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102	TAX MAP 194, LOT C-28 AMES IRELAND PARTNERSHIP 347 MAIN ST. GORHAM, ME 04038 C.C.R.D. BOOK 15835, PAGE 82
TAX MAP 197, LOT A-8 BOKEKELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102 C.C.R.D. BOOK 15835, PAGE 82	TAX MAP 194, LOT C-29 DAVID & LAI QUINNEY JTS 1429 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 20622, PAGE 189
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TAX MAP 197, LOT A-10 BOKEKELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102 C.C.R.D. BOOK 15835, PAGE 82	TAX MAP 194, LOT C-31 JOSEPH A. TROLANO, TRUSTEE 1435 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 22180, PAGE 330
TAX MAP 197, LOT A-11 BOKEKELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102	TAX MAP 194, LOT C-32 CONROY PROPERTIES, INC. 1455 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT A-12 SHAW'S REALTY CO. P.O. BOX 20 BOISE, ID 83726	TAX MAP 194, LOT C-40 ORLANDO D. LANCIA WVI VET & ANTHONY PALMERINO 1393A CONGRESS ST. PORTLAND, ME 04102

DRAINAGE TABLE

CB #5046 RIM ELEV.=45.6' (1) IN 12" R.C.P.=39.4' (2) OUT 10" R.C.P.=39.4'	CB #5589 RIM ELEV.=45.2' (1) 10" C.M.P.=42.3' SUMP=39.9' (FULL OF WATER)
CB #5067 RIM ELEV.=45.2' (1) OUT 12" R.C.P.=39.2' (2) IN 12" R.C.P.=39.3'	CB #5642 RIM ELEV.=46.2' (1) IN 12" C.M.P.=41' (2) OUT 12" C.M.P.=41.1'
CB #5113 RIM ELEV.=46.1' (1) IN 6" P.V.C.=42.5' (2) OUT 10" C.M.P.=42.8'	CB #5611 RIM ELEV.=46.1' (1) IN 6" A.B.S.=42' (2) IN 10" C.M.P.=41.4' (3) 10" C.M.P.=41.2
CB #5126 RIM ELEV.=46.8' (1) OUT 12" R.C.P.=41.9'	SMH #5691 RIM ELEV.=47.7' (1) IN 4" D.I.P.=43.1' (2) IN 8" D.I.P.=43.2' (3) IN 4" D.I.P.=43.6' (4) OUT 8" D.I.P.=42.7'
CB #5201 RIM ELEV.=46.1' (1) IN 12" R.C.P.=40' (2) OUT 12" R.C.P.=40'	CB #5949 RIM ELEV.=46.2' (1) IN 12" C.M.P.=43.4' (2) OUT 10" C.M.P.=43.3'
CB #5214 RIM ELEV.=44.4' (1) IN 12" R.C.P.=39' (2) OUT 12" R.C.P.=38.8'	CB #5963 RIM ELEV.=45.5' (1) OUT 10" C.M.P.=42.5' CB #6048 RIM ELEV.=45.6' (1) OUT 10" C.P.P.=42.5'
CB #5269 RIM ELEV.=43.6' (1) IN 12" R.C.P.=38.4' (2) IN 12" R.C.P.=39.1' (3) IN 15" R.C.P.=38.5' (4) IN 6" C.M.P.=38.4' (5) OUT 15" R.C.P.=38.2'	SMH #6086 RIM ELEV.=46.7' TANK W/ TWO FORCED LINES DIRECTION SHOWN ON PLAN
CB #5305 RIM ELEV.=45.8' (1) OUT 12" R.C.P.=39.6'	CB #6165 RIM ELEV.=44.6' (1) OUT 12" C.P.P.=41.9'
CB #5432 RIM ELEV.=43.1' (1) OUT 12" R.C.P.=39.8' (2) IN 10" C.P.P.=40' (3) IN 12" P.V.C.=39.8'	SMH #6174 RIM ELEV.=35.8' (1) IN 12" CLAY=28.3' (2) OUT 12" CLAY=28.1'
CB #5433 RIM ELEV.=42.9' (1) IN 12" R.C.P.=39.4' (2) IN 6" C.M.P.=39.2' (3) OUT 15" R.C.P.=39.3'	CB #6227 RIM ELEV.=44.7' (1) IN 10" P.V.C.=41.1' (2) IN 12" P.V.C.=41' (3) OUT 12" P.V.C.=41'
CB #5476 RIM ELEV.=45.1' (1) IN 10" C.M.P.=41.6' (2) OUT 10" C.M.P.=41.3'	DMH #6250 RIM ELEV.=44.7' (1) IN 12" P.V.C.=40.7' (2) OUT 12" P.V.C.=40.7'
CB #5483 RIM ELEV.=44.3' (1) IN 6" C.P.P.=40.4' (2) OUT 12" P.V.C.=40.2'	DMH #6302 RIM ELEV.=43.6' (1) IN 12" P.V.C.=40.8' (2) OUT 12" P.V.C.=40.7'
SMH #5553 RIM ELEV.=46.6' (1) IN 8" D.I.P.=39.8' (2) OUT 8" D.I.P.=39.9'	DMH #6303 RIM ELEV.=43.4' (1) IN 6" D.I.P.=41.3' (2) IN 12" P.V.C.=40.8' (3) OUT 12" A.B.S.=40.8'
CB #5554 RIM ELEV.=45.6' (1) OUT 10" C.M.P.=41.2' (2) IN 6" CLAY=41.6' (3) IN 10" C.M.P.=41.3'	DMH "A" RIM ELEV.=43.8' (1) IN 12" A.B.S.=39.9' (2) IN 12" D.I.P.=39.8' (3) OUT 12" R.C.P.=39.6'
CB #5588 RIM ELEV.=45.6' (1) IN 10" C.M.P.=41.7' (2) IN 10" C.M.P.=41.4' (3) OUT 8" C.M.P.=41.3'	

NOTES:

- REFERENCE (PER CITY ASSESSING):  
TAX MAP 191, LOT B-19  
TAX MAP 197, LOT A-12, B-15, B-18 & B-19
- TOTAL PARCEL AREA: 496,199 SQ. FT. OR 11.391 AC. PLUS 2,051 SQ. FT. (LOT A-12)

OWNERS OF RECORD: SHAW'S REALTY CO. P.O. BOX 20 BOISE ID 83726	C.C.R.D.	
	BOOK	PAGE
	2462	498
	3008	836
	3514	290
	3514	293
	3514	296
	3554	132
	3566	67
	3570	89
	3741	112
	3741	115
	3070	777

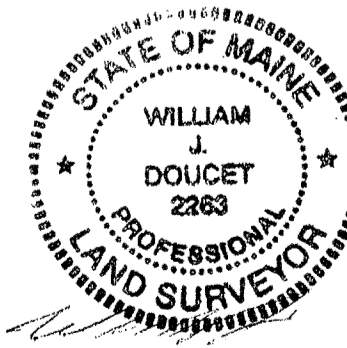
- ZONE: B2-BUSINESS COMMUNITY  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 10,000 sq.ft.  
MIN. FRONTAGE 50 ft.  
MIN. YARD SETBACKS  
MIN. FRONT SETBACK NONE  
MIN. SIDE/REAR SETBACK 20 ft.  
(ADJUTING RESIDENTIAL)  
MIN. SIDE SETBACK 0 ft.  
MAX. BUILDING HEIGHT 80 ft.  
MAX. BUILDING COVERAGE 80%  
WETLAND SETBACKS:

FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.

- FIELD SURVEY PERFORMED BY J.A.G. & B.M.D. ON 9/07 USING A GEODIMETER 600 PRO TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- JURISDICTIONAL WETLANDS DELINEATED BY COVE ENVIRONMENTAL SERVICES, INC. DURING AUGUST 2007 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
- VERTICAL DATUM IS BASED ON NGVD 29 PROVIDED BY MAINE DOT. CONCRETE POST W/ DISK PID:0C1149.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS. DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- FLOOD HAZARD ZONE: ZONE C (AREAS OF MINIMAL FLOOD) PER COMMUNITY PANEL #2300510013B DATED JULY 17, 1986.
- EASEMENT NOTES  
A. SETBACK REQUIREMENTS IN WARRANTY DEED FROM NAOMI B. CURRY AND RUTH M. BUCKLIN TO SHAW'S REALTY CO. DATED SEPTEMBER 10, 1975 AND RECORDED IN BOOK 3741, PAGE 115.  
B. SETBACK REQUIREMENTS IN WARRANTY DEED FROM FREDERICK K.B. JOHANSON AND SARAH E. JOHANSON TO SHAW'S REALTY CO. DATED SEPTEMBER 10, 1975 AND RECORDED IN BOOK 3741, PAGE 112.  
C. SETBACK REQUIREMENTS IN WARRANTY DEED FROM A.H. CHAPMAN LAND CO. TO WILLIAM F. BOYD DATED NOVEMBER 24, 1922 AND RECORDED IN BOOK 1121, PAGE 453.  
D. RIGHTS AND EASEMENTS IN DEED FROM BRADLEY REALTY CO. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 26, 1959 AND RECORDED IN BOOK 2525, PAGE 214. BLANKET IN NATURE, NOT PLOTTABLE.  
E. RIGHTS AND EASEMENTS IN DEED FROM SHAW'S REALTY CO. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 2, 1973 AND RECORDED IN BOOK 3406, PAGE 115. (AFFECTS THE PREMISE AND IS SHOWN)  
F. RIGHTS AND EASEMENTS IN EASEMENT DEED FROM SHAW'S REALTY COMPANY TO ITALIAN-AMERICAN COMMUNITY CENTER DATED SEPTEMBER 11, 1975 AND RECORDED IN BOOK 3849, PAGE 253. (AFFECTS THE PREMISE AND IS SHOWN)  
G. LEASE BETWEEN SHAW'S REALTY CO. (LANDLORD) AND FRIENDLY ICE CREAM CORPORATION (TENANT) DATED OCTOBER 9, 1970, AS EVIDENCED BY MEMORANDUM OF LEASE DATED OCTOBER 9, 1970 AND RECORDED IN BOOK 3150, PAGE 428 AS AFFECTED BY FIRST AMENDMENT OF LEASE DATED OCTOBER 19, 1970 AND RECORDED IN BOOK 3150, PAGE 432.  
H. HIGHWAY TAKING, DRAINAGE, CURB AND SIGNAL SYSTEM EASEMENTS BY MAINE DEPARTMENT OF TRANSPORTATION NOTICE OF LAYOUT AND TAKING DATED JANUARY 18, 1983 AND RECORDED IN BOOK 6110, PAGE 287.
- UNDERGROUND GAS UTILITIES PER NORTHERN UTILITIES GAS LINE MAPS AND ARE SHOWN TO APPROXIMATE LOCATION ONLY. BEFORE ANY CONSTRUCTION COMMENCES OBTAIN ACCURATE LOCATION OF ALL UNDERGROUND UTILITIES.
- UNDERGROUND UTILITIES MARKED BY DIG SMART OF MAINE.

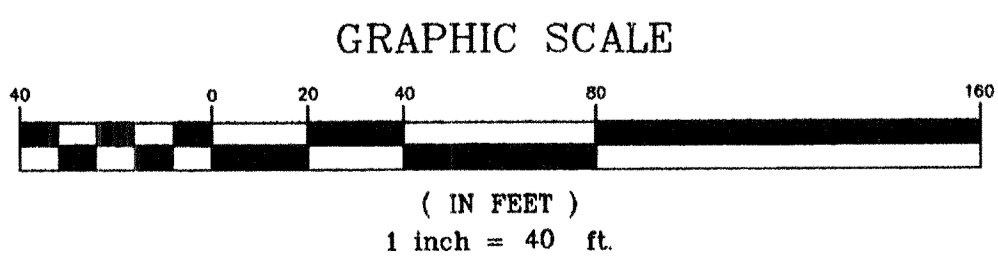
REFERENCE PLANS:

- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED SEPT. 1982 S.C.R.D. D.O.T. FILE 3-307.
- "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP" DATED NOV. 1968. S.H.C. FILE 3-185.
- "STANDARD BOUNDARY SURVEY FOR RODERICK L. LOWELL" PREPARED BY LIBBY ENTERPRISES NA. DATED APRIL 12, 1995. C.C.R.D. PLAN 950802.
- "LOT CONFIGURATION PLAN WILLOW LASSELL & MITTON STREETS FOR NEPTUNE PROPERTIES" PREPARED BY CIVIL CONSULTANTS DATED AUGUST 6, 1996. C.C.R.D. PLAN BOOK 197 PAGE 1.
- "PLAN OF LAND IN PORTLAND, ME FOR E.H. DAVIES HEIRS" PREPARED BY E.C. JORDAN & CO. CIVIL ENGINEERS DATED SEPT. 1916. C.C.R.D. PLAN BOOK 24 PAGE 53.
- "CONGRESS TERRACE OWNED BY A.H. CHAPMAN LAND CO." PREPARED BY W.M. HICKS CIVIL ENG. DATED APRIL 1922. C.C.R.D. PLAN BOOK 14 PAGE 81.
- "EASEMENT PLAN FOR APPLEDORE ENGINEERING, INC. WESTGATE PLAZA PORTLAND, MAINE" PREPARED BY DOUCET SURVEY DATED JAN. 12, 1994.



NO.	DATE	DESCRIPTION	BY
1	6/3/08	REVISE PARKING STRIPING	JK

NOTE:  
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



EXISTING CONDITIONS PLAN  
OF  
WESTGATE SHOPPING PLAZA  
CONGRESS STREET / ROUTE 22  
PORTLAND, MAINE

DRAWN BY: O.M.S.	DATE: FEB. 11, 2008
CHECKED BY: J.F.K.	DRAWING NO.: 2584C
JOB NO.: 2584	SHEET 4 OF 4

